

Meadow Road, Ripley.

£210,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this traditional two bedroom home within walking distance of Ripley town centre. Forming a wonderful combination of tradition and modernity, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen & Utility Room/WC to the ground floor, one double Bedroom, one single Bedroom and family Bathroom to the first floor with further loft room to the second floor.

Externally, the property benefits from set back position with block paved access down side elevation to rear. The rear garden is accessed via timber fence and features large entertaining patio with reaching lawn space forming the perfect area to host or relax. There is further space for patio to rear of garden which currently houses sizeable shed for garden storage. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Semi Detached Home
- Ready to move into
- Recently Fitted Kitchen
- Perfect First Home
- Ideal For Young Families
- Ideal For Access to A38 & M1
- Walking Distance To Ripley Town Centre
- Enquire Now!



## ROOM DESCRIPTIONS

### Living Room

3.64m x 3.58m (11' 11" x 11' 9") With stunning double glazed bay window to front elevation housing bespoke fitted shutters, wall mounted radiator and wood effect flooring. The centre piece of the room is multi fuel burner on raised hearth with oak surround.

### Dining Room

3.67m x 3.41m (12' 0" x 11' 2") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. The centre piece of the room is multi fuel burner on raised hearth with oak surround whilst fitted understairs cupboard provides valuable storage capacity.

### Kitchen

3.57m x 2.05m (11' 9" x 6' 9") Featuring a range of base cupboards and eye level units with complimentary wooden worktops over and a range of fitted appliances including; Double oven, electric hob with accompanying extractor hood, integrated fridge freezer, wine fridge, fitted dishwasher and inset one and a half bowl sink. Splashbacks cover the workspace whilst tiled flooring extends to the utility area. Double glazed window to side elevation, mini wall mounted radiator and UPVC double glazed door opening to rear complete the space.

### Downstairs WC/Utility

With low level WC and wash basin over. Tiled flooring, plumbing for washing machine and double glazed obscured window to rear elevation.

### First Floor

### Landing

### Bedroom One

3.63m x 3.04m (11' 11" x 10' 0") With double glazed window to front elevation housing bespoke fitted shutters, wall mounted radiator and carpeted flooring.

### Bedroom Two

2.57m x 2.40m (8' 5" x 7' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.63m x 2.05m (8' 8" x 6' 9") A stylish three piece suite including; P shaped bath with shower screen and attachment, vanity handwash basin and low level WC. Airing cupboard for storage, wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

### Loft Room

3.62m x 3.54m (11' 11" x 11' 7") With double glazed Velux windows to rear elevation, wall mounted radiator and carpeted flooring.

### Outside

Externally, the property benefits from set back position with block paved access down side elevation to rear. The rear garden is accessed via timber fence and features large entertaining patio with reaching lawn space forming the perfect area to host or relax. There is further space for patio to rear of garden which currently houses sizeable shed for garden storage. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

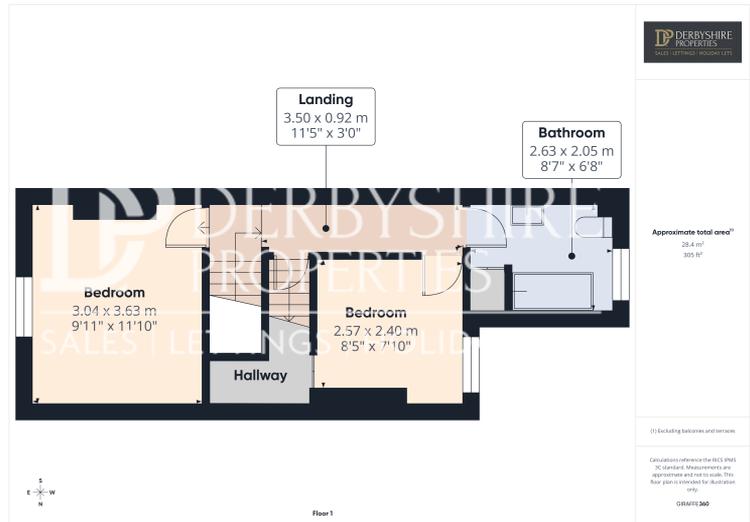
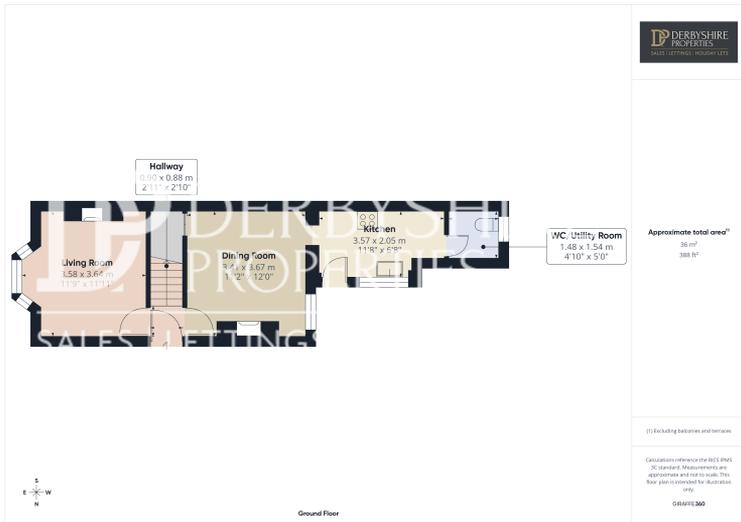
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	